173.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	795,600 / 795,600
					USE VALUE:	795,600 / 795,600
					ASSESSED:	795,600 / 795,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAO YANG
Owner 2:	XIE BINGQIAN
Owner 3:	
Street 1:	52 ABERDEEN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIAPPA KEITH S -
Owner 2:	CROSS JENNIFER A -
Street 1:	52 ABERDEEN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	411,000	5,500	379,100	795,600
Total Card	0.093	411,000	5,500	379,100	795,600
Total Parcel	0.093	411,000	5,500	379,100	795,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.41 /Parcel: 435.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115413

GIS Ref

GIS Ref

Insp Date 02/21/20

!13463!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	411,000	5500	4,050.	379,100	795,600		Year end	12/23/2021
2021	101	FV	398,100	5500	4,050.	379,100	782,700		Year End Roll	12/10/2020
2020	101	FV	443,500	5500	4,050.	379,100	828,100	828,100	Year End Roll	12/18/2019
2019	101	FV	373,800	5500	4,050.	373,600	752,900	752,900	Year End Roll	1/3/2019
2018	101	FV	288,400	5500	4,050.	287,000	580,900	580,900	Year End Roll	12/20/2017
2017	101	FV	288,400	5500	4,050.	270,800	564,700	564,700	Year End Roll	1/3/2017
2016	101	FV	288,400	5500	4,050.	249,100	543,000	543,000	Year End	1/4/2016
2015	101	FV	273,700	5500	4,050.	232,800	512,000	512,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:07:51

LAST REV

Date	Time
02/26/20	08:38:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13463

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIAPPA KEITH S	70014-98		9/29/2017		790,000	No	No		
CHIAPPA KEITH S	60271-177		10/17/2012	Convenience	1	No	No		
MAO JIANREN / C	50014-82		8/28/2007		510,000	No	No		
OFLYNN CONLETH	32086-325		11/27/2000		410,000	No	No		
STONE KEITH WJ	27404-434		6/20/1997		239,900	No	No		Y

USER DEFINED

Prior Id # 1:	115413
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2020	Inspected	PT	Paul T
6/18/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	355	PATRIOT
3/30/2001	MLS	MM	Mary M
2/28/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28829789
Const Adj.:	1.33305860
Adj $ / SQ:	223.259
Other Features:	91142
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558444
Depreciation:	147429
Depreciated Total:	411015

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

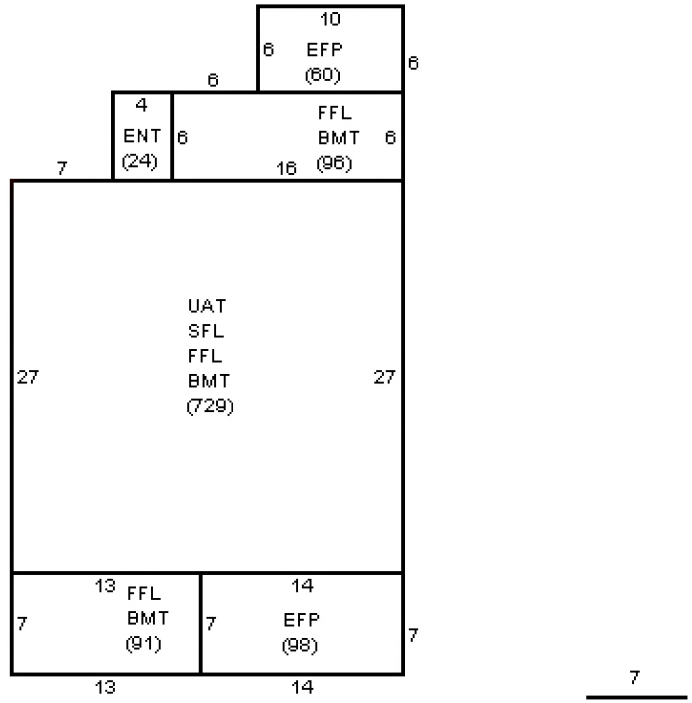
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	223.26
Special Features:	0	Val/Su Net:	140.51
Final Total:	411000	Val/Su SzAd	249.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	916	66.980	61,352
FFL	First Floor	916	223.260	204,505
SFL	Second Floor	729	223.260	162,756
UAT	Upper Attic	182	156.280	28,482
EFP	Enclos Porch	158	59.260	9,363
ENT	ENTRY	24	35.190	845

Net Sketched Area:	2,925	Total:	467,303
Size Ad	1645	Gross Area	3472	FinArea	1827
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	GD	1926	21.94	T	30	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500